

FOR SALE

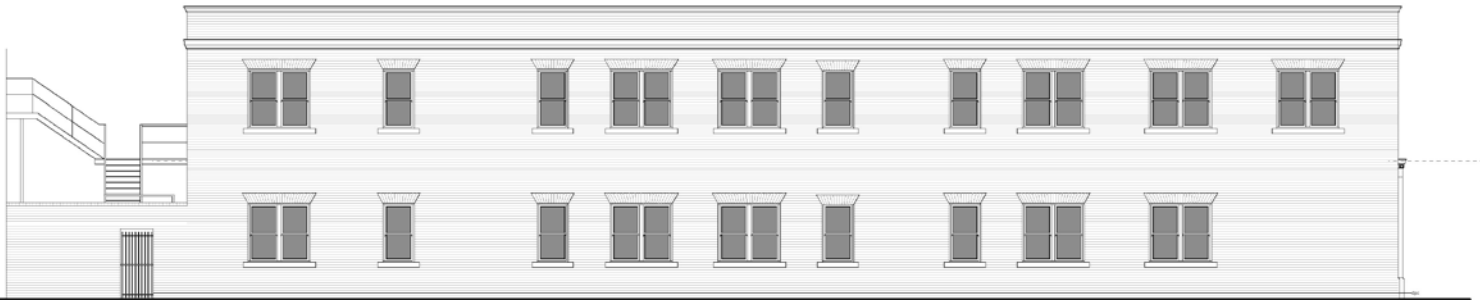
23 TEMPLE STREET
WOLVERHAMPTON, WV2 4AN



Proposed Front Elevation (Temple Street)



Proposed Rear Elevation



Proposed Side Elevation (Car Park)

DEVELOPMENT OPPORTUNITY

Total floor area circa 6,500 sq ft (600 sq m)

- Planning Granted for conversion to 9 No. Apartments
- City Centre Location
- Close to rail and metro links

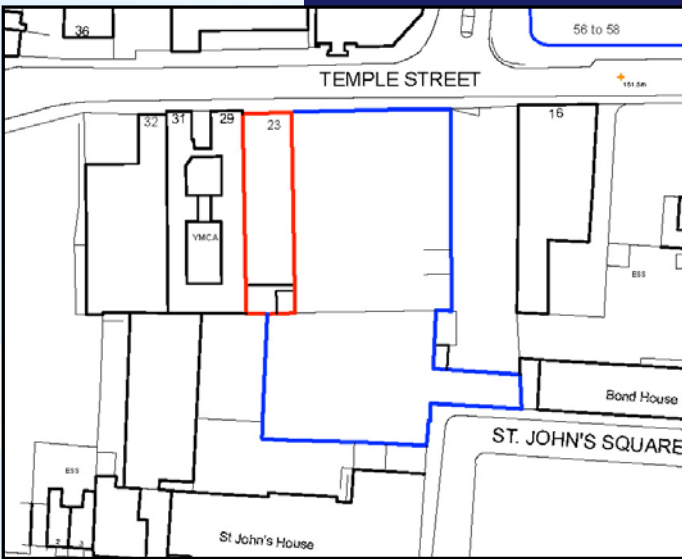
LOCATION

The property is located within Wolverhampton City Centre, inside the ring road. On foot it is approximately 0.3 miles from St Georges metro terminal providing connectivity to Birmingham and West Bromwich, and 0.7 miles from Wolverhampton train station providing links to Birmingham, London, Manchester, Stafford and Shrewsbury. The site is close to a number of local amenities including restaurants, shopping centres and retail parks.

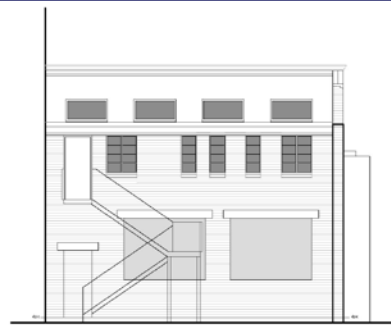
DESCRIPTION

The property comprises a former two storey office block adjacent to a car park serving the local casino. The building is of brick construction with a flat roof. The planning will allow for conversion into nine, one/two-bedroom self-contained apartments, providing new insulated cavity and facing brick skin to side and end elevations, powder coated aluminium sliding sash windows with stone sills, with flat terracotta segmental arch detail at heads. There will be a matching parapet detail from front to be introduced along both new elevations. Parking options may be available STC.

POSTCODE: WV2 4AN



Existing Front Elevation (Temple Street)



Existing Rear Elevation



Existing Side Elevation (Car Park)

TENURE

The property is available freehold.

PRICE

Price on Application- unconditional offers only.

PLANNING

The property has benefit of granted planning for the conversion into nine, one/two-bedroom self-contained apartments, including alterations to facade, new windows and doors. Details can be found on the City of Wolverhampton planning pages, application number 23/00592/FUL.

SERVICES

Interested parties are advised to make their own enquiries, although we understand all usual mains services are available.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.



VIEWING Strictly via sole agents

James Willcock

james.willcock@harrislamb.com

0121 410 2067

✉ info@harrislamb.com

SUBJECT TO CONTRACT Ref: RAH118 Date: 07/23

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Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any

intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

harrislamb
PROPERTY CONSULTANCY

0121 455 9455

Grosvenor House 75-76 Francis Road Edgbaston Birmingham B16 8SP

www.harrislamb.com

